

Memorandum

To : Mr. Ramon J. Hirsig
Executive Director

Date : May 3, 2006

From : David E. Hayes
Research and Statistics Section

Subject: **4-R ACT EQUALIZATION RATIO
MAY 17, 2006 – CONSENT AGENDA**

Rail transportation property is to be assessed at the same percentage of market value as all other commercial/industrial property. We have completed an analysis of the effective assessment level of the 2004-05 roll. That analysis, which was based primarily on sales ratio studies using sales data submitted by counties, is summarized on the attached two pages. It yielded an estimated statewide ratio of assessed value to market value of commercial/industrial property other than rail transportation property of 65.64 percent.

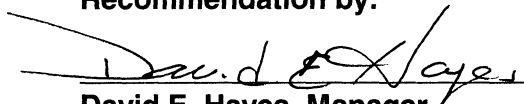
Therefore, it is recommended that the Board assess rail transportation property at 65.64 percent of market value for the 2006-07 roll.

DEH:ems

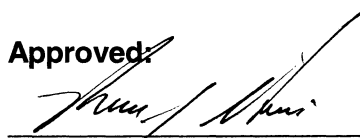
Attachment

cc: Mr. David Gau
Ms. Kristine Cazadd
Ms. Margaret S. Shedd
Mr. Stanley Siu
Mr. Gary Evans

Recommendation by:


David E. Hayes, Manager
Research and Statistics Section

Approved:


Ramon J. Hirsig, Executive Director

Board Approved
at the _____ Board Meeting

Gary Evans, Acting Chief
Board Proceedings Division

Item N4
5/17/06

**ESTIMATED STATEWIDE RATIO OF ASSESSED VALUE TO MARKET VALUE
OF COMMERCIAL/INDUSTRIAL PROPERTY OTHER THAN RAIL TRANSPORTATION PROPERTY
2004-05 ROLL**

	Assessed Value <u>(000's)</u>	<u>Ratio</u>	Market Value <u>(000's)</u>
Locally Assessed Real Property			
Urban Coastal Counties	\$ 705,337,684	61.12%	\$ 1,154,059,541
All Other Counties	242,088,741	62.12%	389,742,076
Total All Counties	947,426,425	61.37%	1,543,801,617
Locally Assessed Personal Property	132,079,315	98.34%	134,308,842
State Assessed Property Other Than Rail Trans.	64,280,428	100.00%	64,280,428
Grand Total	\$ 1,143,786,168	65.64%	\$ 1,742,390,887

Research and Statistics Section
State Board of Equalization
May 3, 2006

**RATIO OF ASSESSED VALUE TO MARKET VALUE
OF LOCALLY ASSESSED COMMERCIAL/INDUSTRIAL REAL PROPERTY DETERMINED FROM
SALES RATIO STUDIES FOR THOSE COUNTIES THAT REPORTED SALES DATA TO THE BOARD
2004-05 ROLL**

<u>County</u>	<u>Ratio</u>	<u>County</u>	<u>Ratio</u>
Alameda	72.99%	Orange	57.22%
Butte	79.73%	Placer	62.28%
Calaveras	63.48%	Riverside	63.31%
Colusa	73.44%	Sacramento	63.45%
Contra Costa	63.17%	San Bernardino	65.44%
Del Norte	69.23%	San Diego	58.59%
El Dorado	50.94%	San Francisco	65.86%
Fresno	58.87%	San Joaquin	53.76%
Humboldt	69.98%	San Luis Obispo	48.22%
Imperial	56.76%	San Mateo	62.59%
Inyo	51.05%	Santa Barbara	53.90%
Kern	63.78%	Santa Clara	68.58%
Kings	71.62%	Shasta	63.11%
Lake	60.40%	Siskiyou	71.41%
Lassen	74.74%	Solano	64.85%
Los Angeles	59.14%	Sonoma	60.63%
Madera	56.50%	Stanislaus	59.65%
Marin	48.72%	Sutter	76.37%
Merced	68.90%	Tehama	52.76%
Modoc	65.60%	Tulare	77.13%
Monterey	56.14%	Tuolumne	51.39%
Napa	58.45%	Ventura	64.65%
Nevada	59.09%	Yuba	65.40%

These ratios were determined primarily by sales ratio studies comparing 2004-05 assessed values to sales prices of properties changing ownership from January 2004 through December 2004. Although these studies when used in aggregate produce a reliable estimate of the statewide ratio of locally assessed C/I real property, the estimate for a single county may vary from year to year due to the nature of the particular changes in ownership occurring in a given year.

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